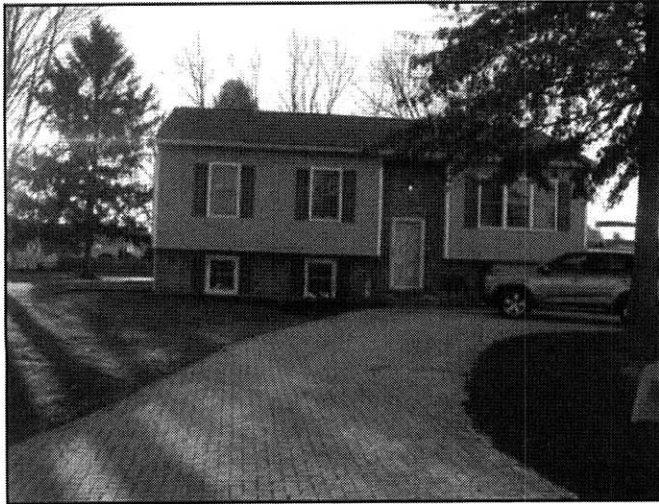


Borrower/Client	Daniel Dickensheets	File No.	4525196
Property Address	40 Sandy Ct		
City	Hanover	County	Adams
		State	PA
		Zip Code	17331
Lender	Select Portfolio Servicing, Inc.		

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CF006

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0021070263

Case 1:19-bk-00983-HWV Doc 17 Filed 04/15/19 Entered 04/15/19 10:41:03 Desc

Main Document Page 1 of 36

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	40 Sandy Ct
	Legal Description	Book 4463; Page 0319; Township: Conewago Township
	City	Hanover
	County	Adams
	State	PA
	Zip Code	17331
	Census Tract	0311.02
	Map Reference	23900
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Borrower/Client	Daniel Dickensheets
	Lender	Select Portfolio Servicing, Inc.
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,028
	Price per Square Foot	\$
	Location	N;Res;
	Age	39
	Condition	C3
	Total Rooms	6
	Bedrooms	3
	Baths	1.0
APPRAISER	Appraiser	Douglas P. Hale
	Date of Appraised Value	01/11/2019
VALUE	Final Estimate of Value	\$ 165,000

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USPAP ADDENDUM

d
File No. 4525196

Borrower	Daniel Dickensheets			
Property Address	40 Sandy Ct			
City	Hanover	County	Adams	State PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.			

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-90 days

Additional Certifications
I certify that, to the best of my knowledge and belief:

☐ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☒ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

— The statements of fact contained in this report are true and correct.

— The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

— Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

— I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

— My engagement in this assignment was not contingent upon developing or reporting predetermined results.

— My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

— My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

— Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

— Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments
Addendum to Report Certification
The appraiser does not have any current or prospective interest in the subject property or parties involved. The appraiser has provided any services, as an appraiser or in any other capacity, regarding the subject property within the three year period preceding the acceptance of the assignment. The appraiser completed a 2055 on 09/20/2017 and 08/08/2018.

APPRAISER: Signature: <u>Douglas P. Hale</u> Name: <u>Douglas P Hale</u> Date Signed: <u>01/14/2019</u> State Certification #: <u>RL139851</u> or State License #: _____ State: <u>PA</u> Expiration Date of Certification or License: <u>06/30/2019</u> Effective Date of Appraisal: <u>01/11/2019</u>	SUPERVISORY APPRAISER: (only if required) Signature: _____ Name: _____ Date Signed: _____ State Certification #: _____ or State License #: _____ State: _____ Expiration Date of Certification or License: _____ Supervisory Appraiser Inspection of Subject Property: <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior
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d
File No. 4525196**UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM**

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions**C1**

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions**Q1**

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UAD Version 9/2011 (Updated 1/2014)

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UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is "Not Updated" may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UAD Version 9/2011 (Updated 1/2014)

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Exterior-Only Inspection Residential Appraisal Report

File # 4525196

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 40 Sandy Ct. City Hanover State PA Zip Code 17331

Borrower Daniel Dickensheets Owner of Public Record Daniel N & Shelly Dickensheets County Adams

Legal Description Book 4463; Page 0319; Township: Conewago Township

Assessor's Parcel # 01-08012-0094-000 Tax Year 2018 R.E. Taxes \$ 3,160

Neighborhood Name Granny Estates Map Reference 23900 Census Tract 0311.02

Occupant ☒ Owner ☐ Tenant ☐ Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Assignment Type ☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) Market Value

Lender/Client Select Portfolio Servicing, Inc. Address 3217 Decker Lake Drive, West Valley City, UT 84119

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No

Report data source(s) used, offering price(s), and date(s). Bright/Rayac.

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ Date of Contract Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s)

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No

If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %
Location	Urban <input checked="" type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural <input type="checkbox"/>	Property Values	Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining <input type="checkbox"/>	PRICE	AGE	One-Unit	70 %	
Built-Up	Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% <input type="checkbox"/>	Demand/Supply	Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply <input type="checkbox"/>	\$ (000)	(yrs)	2-4 Unit	0 %	
Growth	Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow <input type="checkbox"/>	Marketing Time	Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths <input type="checkbox"/>	50	Low 1	Multi-Family	0 %	
Neighborhood Boundaries	The subject's neighborhood is located West of Adams/York County Line, South of Chapel Rd/Bender Rd, East of Hostetter Rd and North of Route 194.			275	High 117	Commercial	5 %	
Neighborhood Description	The subject is located in Granny Estates, which is located in Conewago Township, of Adams County. The area is enhanced by its convenience to centers of employment, shopping and schools and within close proximity to Route 94. No adverse conditions noted. The rest of the land use is open/vacant land.			175	Prod. 37	Other	25 %	

Market Conditions (including support for the above conclusions) Subject's market area appears typical of competing communities in this part of the county. No adverse conditions were observed or are anticipated. FHA, VA, and conventional financing are utilized in the market place. Marketing time for reasonably priced homes is generally within 3 months. The typical seller will pay 0%-6% in closing.

Dimensions See Tax Map Area 22,851 sf Shape Rectangular View N, Res;

Specific Zoning Classification R-1 Zoning Description R-1 Suburban Residential

Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe

Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private

Electricity ☒ Gas ☐ None Water ☒ Sanitary Sewer ☒ Street Asphalt ☒ Alley None ☐

FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 42001C0291D FEMA Map Date 02/18/2009

Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe

There are no apparent adverse easements, encroachments, or adverse conditions noted.

Source(s) Used for Physical Characteristics of Property ☐ Appraisal Files ☒ MLS ☒ Assessment and Tax Records ☐ Prior Inspection ☐ Property Owner

Other (describe) Data Source for Gross Living Area Tax Record

General Description		General Description		Heating/Cooling		Amenities		Car Storage	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	Concrete Slab <input type="checkbox"/> Crawl Space <input checked="" type="checkbox"/>	Full Basement <input type="checkbox"/> Finished <input type="checkbox"/>	Partial Basement <input type="checkbox"/> Finished <input type="checkbox"/>	FWA <input type="checkbox"/> HWBB <input type="checkbox"/>	Fireplace(s) # 0	None	Driveway # of Cars 2		
# of Stories 1	Exterior Walls Brick/Siding	Fuel Electric	Pool None	Garage # of Cars 0	Woodstove(s) # 0	Driveway Surface Brick			
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Roof Surface Asphalt	Central Air Conditioning	Pool None	Carport # of Cars 0	Patio/Deck None	Detached			
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Gutters & Downspouts Alum/Avg	Individual	Fence None	Attached					
Design (Style) Split foyer	Window Type DH/Avg	Other	Other None	Built-in					
Year Built 1980	Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)								
Effective Age (Yrs) 20	Finished area above grade contains: 6 Rooms 3 Bedrooms 1.0 Bath(s) 1,028 Square Feet of Gross Living Area Above Grade								

Additional features (special energy efficient items, etc.) No additional special energy efficient items noted. Typical items include insulation, doors and windows.

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3; The subject is considered to be in C3 condition based upon an exterior inspection. It appears to be well maintained and in need of no repairs. Much of the interior information was taken from prior listcard and current tax record that is included near the end of the report. Appliances unknown. The appraiser assumes the subject has central air.

Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No

If Yes, describe.

At the time of the inspection there were no adverse conditions found that would affect the livability, soundness, or structural integrity of the property.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe.

The subject property conforms to the overall market area relative to style, and quality of construction. The subject's design is functional and would appeal to a typical buyer in the marketplace.



Exterior-Only Inspection Residential Appraisal Report

File # 4525196

There are 1 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 219,500 to \$ 219,500	
There are 13 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 165,000 to \$ 229,500	
FEATURE	SUBJECT
Address	40 Sandy Ct Hanover, PA 17331
Proximity to Subject	0.11 miles NE
Sale Price	\$ 169,995
Sale Price/Gross Liv. Area	\$ 119.04 sq.ft.
Data Source(s)	Bright#1002163790;DOM 51
Verification Source(s)	Adams County Tax Records
VALUE ADJUSTMENTS	DESCRIPTION +(-) \$ Adjustment
Sales or Financing	ArmLth
Concessions	RH;9565
Date of Sale/Time	s11/18;c09/18
Location	N;Res;
Leasehold/Fee Simple	Fee Simple
Site	22,651 sf
View	N;Res;
Design (Style)	DT1;Split foyer
Quality of Construction	Q4
Actual Age	34
Condition	C3
Above Grade	Total Bdrms. Baths
Room Count	6 3 1.0
Gross Living Area	1,028 sq.ft.
Basement & Finished	960sf0sfm
Rooms Below Grade	1350sf775sfm
Functional Utility	Avg-3BR
Heating/Cooling	FWA/CAC
Energy Efficient Items	None
Garage/Carport	2dw
Porch/Patio/Deck	None
Fireplaces	1 Fireplace
Others	None
Net Adjustment (Total)	\$ -10,500
Adjusted Sale Price of Comparables	\$ 159,495
1 <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain	
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data Source(s) Bright/Rayac, Adams County Tax Records	
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	
Data Source(s) Bright/Rayac, Adams County Tax Records	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).	
ITEM	SUBJECT
Date of Prior Sale/Transfer	
Price of Prior Sale/Transfer	
Data Source(s)	Adams Co Tax Records
Effective Date of Data Source(s)	01/11/2019
Analysis of prior sale or transfer history of the subject property and comparable sales After a thorough search of the Multiple Listing Service and Tax Records, the subject property has not sold or transferred within the past 36 months.	
Summary of Sales Comparison Approach See Attached Addendum.	
Indicated Value by Sales Comparison Approach \$ 165,000	
Indicated Value by: Sales Comparison Approach \$ 165,000 Cost Approach (if developed) \$ Income Approach (if developed) \$	
The Sales Comparison Approach provides the best indicator of value as it reflects the actions of buyers and sellers. A lack of available data to develop a meaningful income render this approach inappropriate for this appraisal.	
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:	
Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 165,000, as of 01/11/2019, which is the date of inspection and the effective date of this appraisal.	

Freddie Mac Form 2055 March 2005

UAD Version 9/2011 Page 2 of 6

Fannie Mae Form 2055 March 2005

Form 2055UAD — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

Exterior-Only Inspection Residential Appraisal Report ^d File # 4525196

ADDITIONAL COMMENTS	See attached addendum.				
	COST APPROACH TO VALUE (not required by Fannie Mae)				
	Provide adequate information for the lender/client to replicate the below cost figures and calculations.				
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The opinion of site value was derived from searching the Multiple Listing Service for comparable land sales within the subject's market area when available.				
	COST APPROACH	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	30,000
Source of cost data		DWELLING	Sq. Ft. @ \$	= \$	
Quality rating from cost service			Sq. Ft. @ \$	= \$	
Effective date of cost data					
Comments on Cost Approach (gross living area calculations, depreciation, etc.)					
Due to being a 2055 exterior appraisal, the cost approach was not completed. The cost approach should not be relied upon for insurance purposes.		Garage/Carport	Sq. Ft. @ \$	= \$	
		Total Estimate of Cost-New		= \$	
		Less Physical			
		Functional			
		External			
		Depreciation	= \$()	
		Depreciated Cost of Improvements	= \$		
		As-is Value of Site Improvements	= \$		
		Estimated Remaining Economic Life (HUD and VA only)	40 Years	INDICATED VALUE BY COST APPROACH	= \$
INCOME APPROACH TO VALUE (not required by Fannie Mae)					
INCOME	Estimated Monthly Market Rent \$	X Gross Rent Multiplier	= \$	Indicated Value by Income Approach	
	Summary of Income Approach (including support for market rent and GRM)				
PROJECT INFORMATION FOR PUDs (if applicable)					
PUD INFORMATION	Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached				
	Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.				
	Legal Name of Project				
	Total number of phases	Total number of units	Total number of units sold		
	Total number of units rented	Total number of units for sale	Data source(s)		
	Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion				
	Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s)				
	Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.				
	Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.				
	Describe common elements and recreational facilities.				



Exterior-Only Inspection Residential Appraisal Report ^d

File # 4525196

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Main File No. 4525196 Page #10

Exterior-Only Inspection Residential Appraisal Report

File # 4525196

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

9. I have verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

10. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land and records and other such data sources for the area in which the property is located.

11. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

12. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

13. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

14. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

15. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

16. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

17. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.



Exterior-Only Inspection Residential Appraisal Report

File # 4525196

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER Douglas Hale

Signature 
Name Douglas P. Hale
Company Name Sunset Valuations, Inc.
Company Address 17827 Marshall Mill Road
Hampstead, MD 21074
Telephone Number (443) 508-2037
Email Address Douglas.hale@comcast.net
Date of Signature and Report 01/14/2019
Effective Date of Appraisal 01/11/2019
State Certification # RL139851
or State License # _____
or Other (describe) _____ State # _____
State PA
Expiration Date of Certification or License 06/30/2019

ADDRESS OF PROPERTY APPRAISED

40 Sandy Ct
Hanover, PA 17331

APPRAISED VALUE OF SUBJECT PROPERTY \$ 165,000

LENDER/CLIENT

Name RRReview
Company Name Select Portfolio Servicing, Inc.
Company Address 3217 Decker Lake Drive, West Valley City, UT
84119
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect exterior of subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

Exterior-Only Inspection Residential Appraisal Report

File # 4525196

FEATURE	SUBJECT	COMPARABLE SALE #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Address	40 Sandy Ct Hanover, PA 17331	8 Maria Dr McSherrystown, PA 17344	323 Fairview Ave McSherrystown, PA 17344	44 Shoshone Dr Hanover, PA 17331
Proximity to Subject		0.64 miles SE	0.91 miles NE	0.27 miles SE
Sale Price	\$	\$ 188,900	\$ 165,000	\$ 210,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 153.33 sq.ft.	\$ 122.31 sq.ft.	\$ 172.13 sq.ft.
Data Source(s)	Bright#1001131202;DOM 6	Bright#1000266994;DOM 15	Bright#1000290762;DOM 49	
Verification Source(s)	Adams County Tax Records	Adams County Tax Records	Adams County Tax Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) \$ Adjustment	DESCRIPTION +(-) \$ Adjustment	DESCRIPTION +(-) \$ Adjustment
Sales or Financing Concessions	ArmLth Conv;0	ArmLth Conv;0	ArmLth Conv;12565	0
Date of Sale/Time	s06/18;c05/18	s05/18;c03/18	s06/18;c04/18	
Location	N;Res;	N;Res;	N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	
Site	22,651 sf	7650 sf	17250 sf	0 8,712 sf
View	N;Res;	N;Res;	N;Res;	
Design (Style)	DT1:Split foyer	DT1:Split foyer	DT1:Split foyer	
Quality of Construction	Q4	Q4	Q4	
Actual Age	39	17	59	20
Condition	C3	C3	C4	C3
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	6 3 1.0	6 3 2.0	6 3 1.0	6 3 2.0
Gross Living Area	1,028 sq.ft.	1,232 sq.ft.	1,349 sq.ft.	1,220 sq.ft.
Basement & Finished Rooms Below Grade	960sf0sf	702sf339sfwo 1r0br0.1ba0o	0 947sf947sfwo 1r0br0.1ba0o	0 598sf598sfwo 1r0br0.1ba0o
Functional Utility	Avg-3BR	Avg-3BR	Avg-3BR	Avg-3BR
Heating/Cooling	FWA/CAC	FWA/CAC	BB/NoCAC	FWA/CAC
Energy Efficient Items	None	None	None	None
Garage/Carport	2dw	2gb2dw	1gb1dw	2gb2dw
Porch/Patio/Deck	None	Deck	Deck,Patio	Deck,Patio
Fireplaces	None	None	1 Fireplace	1 Fireplace
Others	None	None	None	None
Net Adjustment (Total)		\$ -29,290	\$ 290	\$ -31,079
Adjusted Sale Price of Comparables	Net Adj. 15.5 %	Gross Adj. 17.9 %	Net Adj. 0.2 %	Net Adj. 14.8 %
		\$ 159,610	\$ 165,290	\$ 178,921
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).				
ITEM	SUBJECT	COMPARABLE SALE #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Adams Co Tax Records	Adams Co Tax Records	Adams Co Tax Records	Adams Co Tax Records
Effective Date of Data Source(s)	01/11/2019	01/11/2019	01/11/2019	01/11/2019
Analysis of prior sale or transfer history of the subject property and comparable sales				
Analysis/Comments				

Freddie Mac Form 2055 March 2005

UAD Version 9/2011

Fannie Mae Form 2055 March 2005

Form 2055UAD (AC) — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE



Market Conditions Addendum to the Appraisal Report

File No. 4525196

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 40 Sandy Ct City Hanover State PA ZIP Code 17331

Borrower Daniel Dickensheets

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	6	4	2	Increasing	Stable	Declining
Absorption Rate (Total Sales/Months)	PA	1.33	0.67	Increasing	Stable	Declining
Total # of Comparable Active Listings	17,331	0	1	Declining	Stable	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	17,331.0	0	1.5	Declining	Stable	Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	210,000	223,750	196,998	Increasing	Stable	Declining
Median Comparable Sales Days on Market	18	22	29	Declining	Stable	Increasing
Median Comparable List Price	228,700	0	219,500	Increasing	Stable	Declining
Median Comparable Listings Days on Market	105	0	91	Declining	Stable	Increasing
Median Sale Price as % of List Price	99.53	100	97.68	Increasing	Stable	Declining

Seller (developer, builder, etc.) paid financial assistance prevalent? ☒ Yes ☐ No

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Seller concessions of 0-6% are typical of the market area and are accepted within the market. Since the 0-6% range is typical, no Adjustments were made for seller concessions within that range. Adjustments are made based upon the amount in excess of 6% when applicable.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

Although the subject's market area has some REO/short sale activity, due to the low percentage, they are not driving the market.

Cite data sources for above information. MLS, Tax Records, Local agents, appraisers and previous home sales. Foreclose, REO and Concessions estimates are based on data in the MLS, public records reviewed by the appraiser, statistics published online and in the local media, and specified in the attached 1004MC of Scope of Work.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Based upon the information above, the overall market is relatively stable. The figures estimated herein should not be considered market predictions and were established through an extensive snapshot analysis of the subject's market area in an otherwise unpredictable real estate market. In order to provide accurate statistics a sampling of 3 or more is necessary. If insufficient data is available, this data is not considered reliable. The lender/client is advised that the local RAYAC Paragon multiple listing service was ceased on 10/19/2017 due to a transition to the regional multiple listing service known as Bright MLS. Bright MLS began operations on 10/23/2017. The Bright MLS system is experiencing significant technical and data issues. There is a strong potential for sales and listings to not be available in the system for review by the appraiser during this transition or be duplicated. The data obtained and utilized in the preparation of this appraisal was the best data available to the appraiser at the completion date of this report. The days on market above is calculating from the initial list date until the settlement date, not the pending date. Bright MLS is stating they are working on the data situation.

If the subject is a unit in a condominium or cooperative project, complete the following:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				Increasing	Stable	Declining
Absorption Rate (Total Sales/Months)				Increasing	Stable	Declining
Total # of Active Comparable Listings				Declining	Stable	Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				Declining	Stable	Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRaiser
 Signature *Douglas P Hale*
 Appraiser Name Douglas P Hale
 Company Name Sunset Valuations, Inc.
 Company Address 17827 Marshall Mill Road, Hampstead, MD 21074
 State License/Certification # RL139851 State PA
 Email Address Douglas.hale@comcast.net

Supervisory Appraiser
 Signature
 Supervisory Appraiser Name
 Company Name
 Company Address
 State License/Certification #
 State
 Email Address

Freddie Mac Form 71 March 2009

Page 1 of 1

Fannie Mae Form 1004MC March 2009

Form 1004MC2 — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

CF006

0021070263

Borrower/Client	Daniel Dickensheets				
Property Address	40 Sandy Ct				
City	Hanover	County	Adams	State	PA
Lender	Select Portfolio Servicing, Inc.				
				Zip Code	17331

Intended user:

The intended user of this report is the lender/client.

The report is prepared solely for the client listed and transfer to another party shall not impose upon the appraiser an obligation to create a business relationship with parties with whom we have no prior relationship. We will not respond to underwriting stipulations made by 3rd parties to this report, including the borrower or any unnamed future user.

Intended use:

The Intended Use is to evaluate the property that is the subject of this appraisal for internal market value, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Highest and best use

The subject's highest and best use is currently as improved. These four categories were taken into consideration when determining the subject's highest and best use, they include: 1) legally permissible (2) physically possible (3) financially feasible and (4) most profitable.

Inspection

The appraisal "inspection" is a value inspection and is no substitute for an engineering inspection. While the appraiser neither sees nor has been told of any obvious defect not otherwise reported, the appraisers are not experts in identification of such items and the appraiser recommends the property have an inspection by a certified home inspector and a structural engineer. The appraiser reserves the right to alter this report upon the client providing a home inspection or structural inspection. The appraiser assumes all structural, system, or HVAC systems are in good working order if no such report is provided.

Appraiser independence

No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property.

Acceptance and use of this appraisal report by the intended or foreseeable user is direct evidence that the user has exercised reasonable diligence in review and acceptance of the quality, completeness and accuracy of this report including the final opinion of value. Acceptance and use of this report is explicit and direct evidence establishing the date of the report as the accepted and agreed upon point of discovery for any and all subsequent legal proceedings.

MLS Statement: The lender/client is advised that the local RAYAC Paragon multiple listing service was ceased on 10/19/2017 due to a transition to the regional multiple listing service known as Bright MLS. Bright MLS began operations on 10/23/2017. The Bright MLS system is experiencing significant technical and data issues. There is a strong potential for sales and listings to not be available in the system for review by the appraiser during this transition. The data obtained and utilized in the preparation of this appraisal was the best data available to the appraiser at the completion date of this report and was gleaned from both previous Paragon files, Bright files, Tax Records and, when necessary, other on line data sites and realtors.

Appraiser fee \$250

AMC fee \$100

The observation of the property by the appraiser is solely a data gathering task for comparative analysis of value only. The term/phrase "complete visual inspection" means the non-intrusive, visual observation of readily accessible areas on the effective date of the appraisal. The appraiser is not a licensed inspector; therefore, no warranty is given as to the condition or continued functional operation of mechanical/plumbing/electrical systems/appliances or any other equipment /devices or utilities and systems in the dwelling. Any statement, comment or conclusion made about the condition or working mechanisms within the structure or structural integrity is not a warranted fact but an observation limited to the purview of the appraiser's visual observation. For warranted fact about these systems or structural integrity, the user of the appraisal should have the improvement inspected by a licensed structural engineer or similar professional whose job it is to determine operational status of these systems and/or structural integrity.



Borrower/Client	Daniel Dickensheets				
Property Address	40 Sandy Ct				
City	Hanover	County	Adams	State	PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.				

Comments on Sales Comparison Approach:

Comparables over 6 Months

The appraiser is aware that comparables 2,4,5 and 6 exceed six months, however these comparables were used due to the lack of more similar comparable sales in this area. Ideally, it is the appraiser's opinion to utilize sales which have the most recent settlement dates, however, due to a paucity of settled sales in the subject's market area, it was necessary for the appraiser to widen the market search to obtain comparables with similar utility, style and effective age.

Days on Market

The appraiser's market research suggests the typical marketing time of homes in the area are 0-90 days on market and are supported by the 1004MC and similar sales used in this report. It is not uncommon for sales to fall outside the typical marketing time due to pricing strategy, transaction type, and individual situations.

Market exposure time

With regards to market exposure time, the subject would have needed to be listed/marketed for 0-90 days to have generated an offer/contract or close by the effective date of this report, given typical marketing times for the immediate area.

Sales of Financing Concessions:

Seller concessions of 0-6% are typical of the market area and are accepted within the market. Since the 0-6% range is typical, no Adjustments were made for seller concessions within that range. Adjustments are made based upon the amount in excess of 6% when applicable.

Any comparables that were cash transaction are considered to be acceptable for the market area with no affect on marketability.

Site comments:

It was necessary to adjust the comparables for differences in Site size. Comparables were adjusted at \$0.15 per square feet based off of local land sales/paired sales analysis data collected. No adjustments were made for minimal variances in lot sizes.

Design:

The appraiser attempts to always use the most similar design style of home. If there is a lack of similar design homes, the appraiser will use the next most similar style such as the same number of stories. Due to a lack of similar comparable sales, it was necessary for the appraiser to use different styles of homes for comparables. These homes did not require a design adjustment because market analysis does not indicate that a buyer is willing to pay more or less for a specific design.

Condition:

The subject is considered to be in (C3) condition as noted on page one. The appraiser took into consideration the condition of all materials used on the interior and the exterior of the home and rated the condition of the subject on a holistic view.

Age:

Age adjustments were given at \$250 per year after 5 year variance from the subject.

Room count:

Room count is based upon the total number of rooms above grade. The appraiser typically only includes large, sectioned off rooms to be considered a room. Please note that typically the market does not recognize the difference in room count when they are sold, and therefore, no adjustments are made for variances in total room count only. The appraiser does not consider these areas as full rooms, they include: Foyer, small breakfast area, pantry, sitting rooms off the master bedroom or small lofts. All areas were accounted for in the total gross living area of the home.

Borrower/Client	Daniel Dickensheets				
Property Address	40 Sandy Ct				
City	Hanover	County	Adams	State	PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.				

Gross living area:

Based upon paired sales and sales, variances in square footage of the comparables were adjusted for at \$10 per square foot. Differences of less than 100 square feet of living area are not adjusted for, as they are considered to be equivalent.

Basement:

Based upon the sales grid, using paired sales analysis, the market does not indicate that buyers are willing to pay more or less for differences in basement square feet.

Basement finish percentage for the subject is estimated to the best of his ability, and is not a precise figure. Basement square footage for the comparables are taken from public records, or the MLS listcard, whichever is provided and considered to be the most reliable. If found to be finished, and amounts are not listed, the appraiser estimate's the finish square footage to the best of his ability. Adjustments for variances in basement finish are adjusted for having a finished basement, and number of bathrooms, and not for the exact finished square footage.

Basement exit:

Basement exit for comparables were marked based upon the photographs best shown in the MLS listcard or a description listed in the listcard. If neither are available, the appraiser will mark the exit to the best of his ability based upon what is typical in the market for the type of home and the variation of ground level. It should be noted that no adjustments were made for basement exit type, as market research does not show that buyers are willing to pay more for specific basement exit.

Fireplaces:

Equal weight and consideration were given to fireplaces, woodstoves, pellet stoves and gas or wood fireplaces.

Large Variance:

The appraiser notes the large variance between comparables, factors that have caused values of similar style homes to be inconsistent include: Short Sales and Foreclosures, Condition, High list to sales price ratios and low sales rate within the market. Another contributing factor is the inclusion of sales on both the high and low end of values, both have influences on the subject, so are included to provide a more accurate analysis of the market influences affecting the subject but create a larger than typical range in values. The appraiser took into consideration of these factors and determined that the sales used were the best available.

Views:

The appraiser attempts to report the comparables view as best as possible. If marked neutral, it is considered to be a common view and offers no additional contributory value.



Borrower/Client	Daniel Dickensheets				
Property Address	40 Sandy Ct				
City	Hanover	County	Adams	State	PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.				

Market value less than Predominant:

The subject property is less valuable than the predominant value of the typical neighborhood home. The appraised value of the subject property is in the lower end of the neighborhood price range and it is not considered an under improvement. The predominant neighborhood value will not have a negative impact on the subject's marketability or market value. The subject does not suffer from functional obsolescence for being valued below the predominant value in the neighborhood. The subject will appeal to enough qualified purchasers to create an active market for the subject price range home in the neighborhood.

Comment on adjustments:

Comparables utilized on the grid serve to effectively bracket the subject's predominant features of contributory market value and have been adjusted respectively through paired sales analysis across the grid. Interior features for comparables have been verified per MLS listing remarks & photos/virtual tours when available.

Reconciliation:

For this report, the income approach is not a reliable indicator for owner occupied single family housing within the subject's predominantly owner occupied market area. Also due to a lack of reliable data for the sale of rental properties to develop a reliable grm, the income approach has not been developed.

The cost approach, as developed in the URAR provides only a rough estimate which distributes the value between the physical improvements and the land, less any deductions for depreciation and/or obsolescence. The estimated value of site is not to be construed as a land appraisal. When the cost approach is not completed, its omission is due to reliability.

The Sales Comparison Approach was considered to be the best approach to provide an opinion of value as this approach provides the best indicator of value as it reflects the actions of buyers and sellers in the market area. The amount of information available to the appraiser also provides the most accurate and credible approach to providing an opinion of market value.

Comp search results

The appraiser first checked for sales in the subject's market area up to 365 days prior to the effective date. The appraiser attempted to find the most similar, recent comparable sales available. The appraiser searched for sales comparable in GLA, design, age, bedroom/bathroom count, total room count, site size, similar amenities, quality of construction and over all condition.

Comparables 1-6 were given similar emphasis. No weight was given to any one particular sale.

The appraiser searched a .50 mile radius for comparables. For additional support and bracketing purposes, the appraiser went further out in distance.

No two bedroom sales were used in this report.

Comparable # 1 was used due to its close proximity to the subject and is close in lot size and age.

76 Seneca Drive was used to bracket the subject's unfinished basement.

11 Dakota Drive was reviewed but not used due to being remodeled home.

323 Fairview Avenue was used to bracket the subject's age.

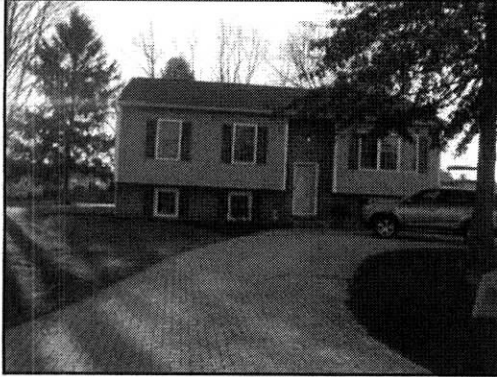
The opinion of value is on the lower end of similar detached homes due to having an unfinished basement, no garage and its age.

Built in garage square footage of comparables were estimated to be 240 square feet for one car garages and 480 square feet for two car garages. These are estimated based upon the typical built in garages in the area. These amounts were removed from the basement total square feet as tax records does not separate the two.

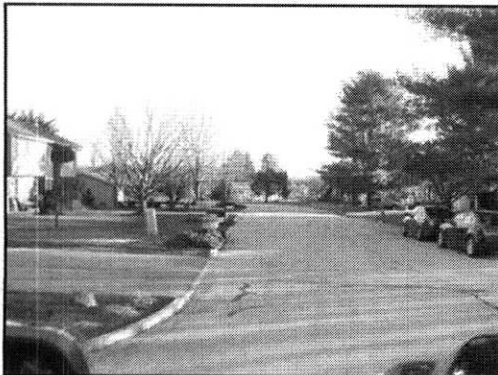
Comparable # 2 is listed as C4 and given a condition adjustment for having stained carpets. Comparable # 4 was given a condition adjustment for being dated and per listing, needs some TLC.

Subject Photo Page

Borrower/Client	Daniel Dickensheets				
Property Address	40 Sandy Ct				
City	Hanover	County	Adams	State	PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.				

**Subject front**

40 Sandy Ct
 Sales Price:
 Gross Living Area 1,028
 Total Rooms 6
 Borrower/Client 3
 Lender 1.0
 Location N;Res;
 View N;Res;
 Site 22,651 sf
 Quality Q4
 Age 39

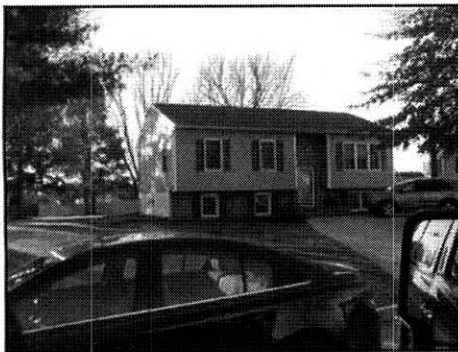
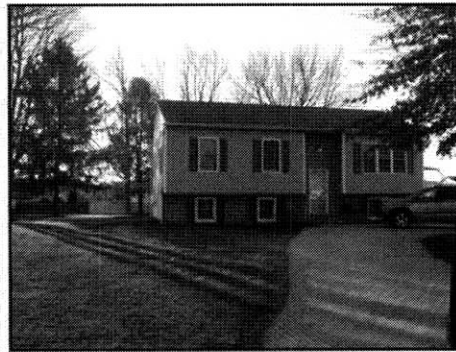
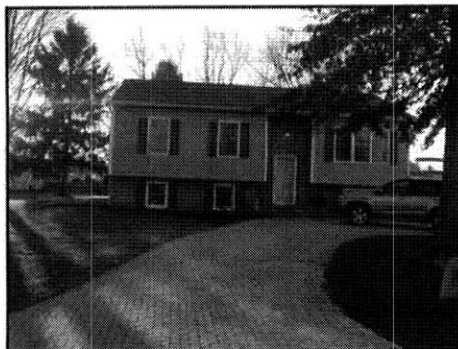
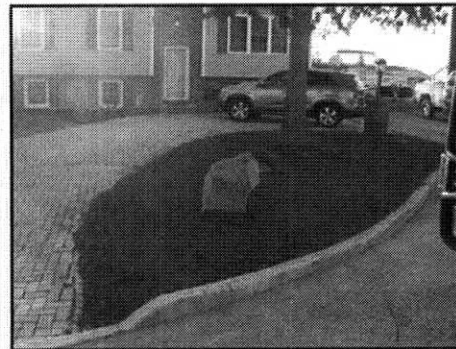
Subject Rear**Subject Street**

Form PICPIX.SR — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE



Photograph Addendum

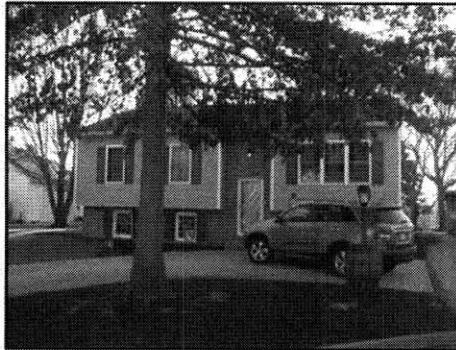
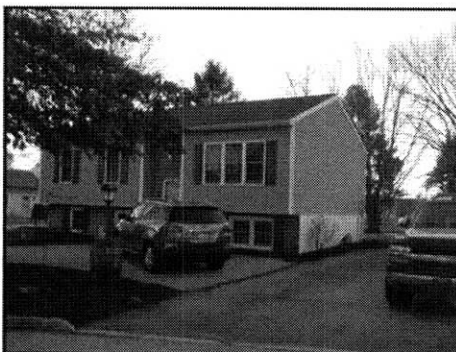
Borrower/Client	Daniel Dickensheets				
Property Address	40 Sandy Ct				
City	Hanover	County	Adams	State	PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.				

**Alternate Street Scene****Left side****Front****Front****Front****House ID**

Form PICSIX2 — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

Photograph Addendum

Borrower/Client	Daniel Dickensheets				
Property Address	40 Sandy Ct				
City	Hanover	County	Adams	State	PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.				

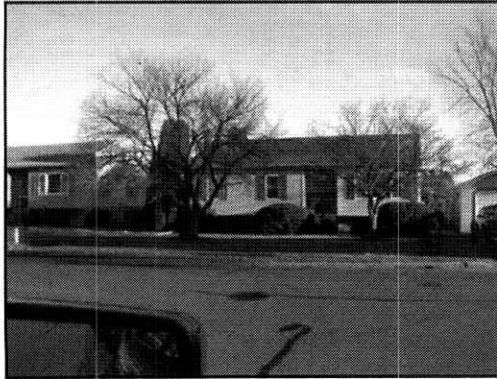
**Front****Front****Right side****Front and right side**

Form PICSX2 — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE



Comparable Photo Page

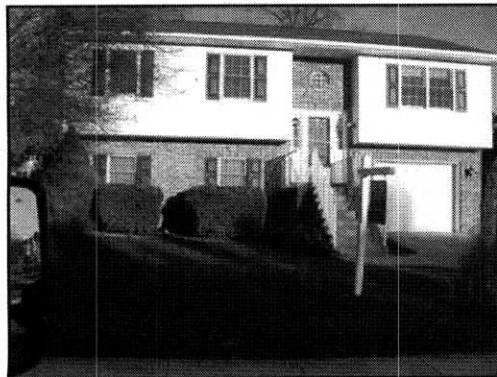
Borrower/Client	Daniel Dickensheets			
Property Address	40 Sandy Ct			
City	Hanover	County	Adams	State PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.			

**Comparable 1**

40 Stevens St
 Prox. to Subject 0.11 miles NE
 Sales Price 169,995
 Borrower/Client 1,428
 Lender 6
 Total Bedrooms 3
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 20271 sf
 Quality Q4
 Age 34

**Comparable 2**

76 Seneca Dr
 Prox. to Subject 0.18 miles SE
 Sales Price 168,000
 Gross Living Area 1,188
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 8639 sf
 Quality Q4
 Age 25

**Comparable 3**

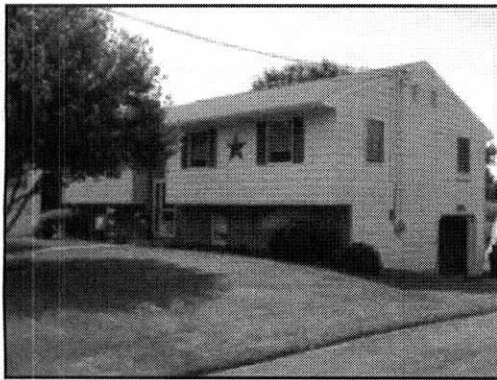
53 Dakota Dr
 Prox. to Subject 0.07 miles E
 Sales Price 210,000
 Gross Living Area 1,082
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 8250 sf
 Quality Q4
 Age 21

Comparable Photo Page

Borrower/Client	Daniel Dickensheets				
Property Address	40 Sandy Ct				
City	Hanover	County	Adams	State	PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.				

**Comparable 4**

8 Maria Dr
 Prox. to Subject 0.64 miles SE
 Sales Price 188,900
 Borrower/Client 1,232
 Lender 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 7650 sf
 Quality Q4
 Age 17

**Comparable 5**

323 Fairview Ave
 Prox. to Subject 0.91 miles NE
 Sales Price 165,000
 Gross Living Area 1,349
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 17250 sf
 Quality Q4
 Age 59

**Comparable 6**

44 Shoshone Dr
 Prox. to Subject 0.27 miles SE
 Sales Price 210,000
 Gross Living Area 1,220
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 8,712 sf
 Quality Q4
 Age 20



Aerial

Borrower/Client	Daniel Dickensheets			
Property Address	40 Sandy Ct			
City	Hanover	County	Adams	State PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.			



Form MAP.LOC — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

Aerial

Borrower/Client	Daniel Dickensheets			
Property Address	40 Sandy Ct			
City	Hanover	County	Adams	State PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.			

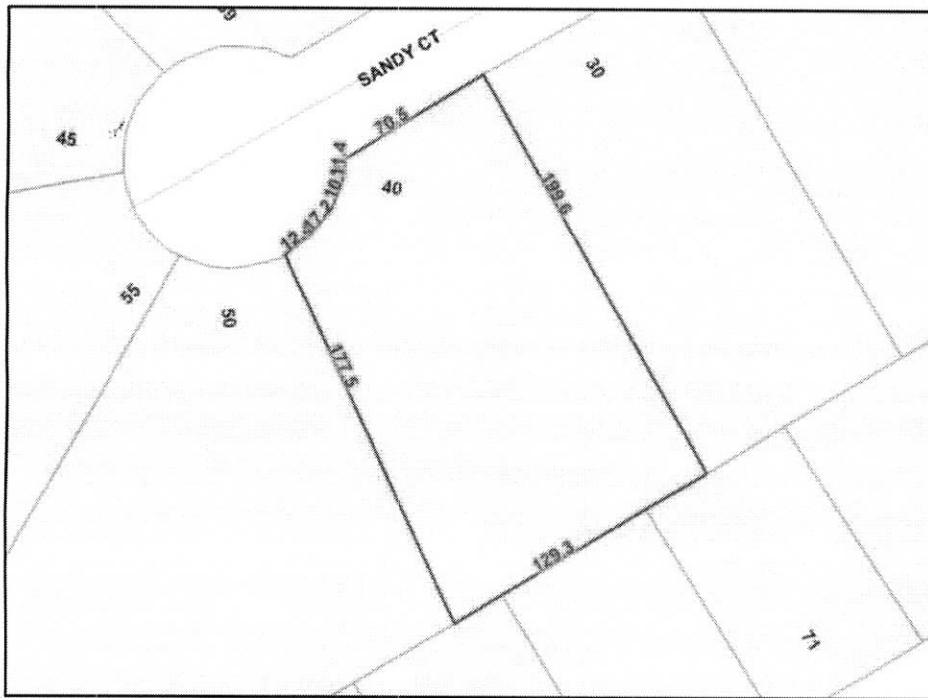


Form MAPLOC — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE



Plat Map

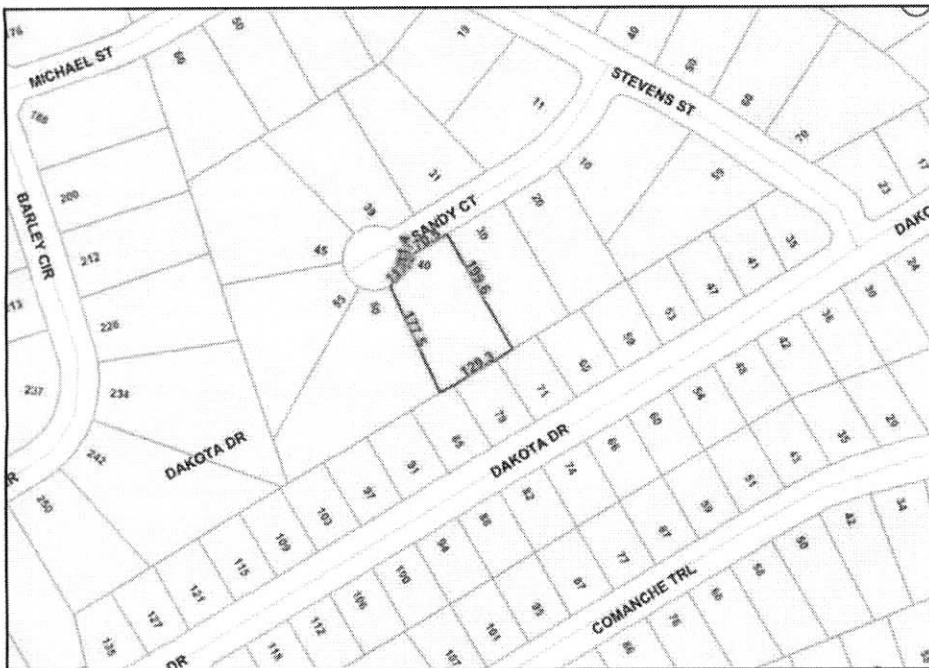
Borrower/Client	Daniel Dickensheets				
Property Address	40 Sandy Ct				
City	Hanover	County	Adams	State	PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.				



Form MAP.PLAT — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

Plat Map

Borrower/Client	Daniel Dickensheets				
Property Address	40 Sandy Ct				
City	Hanover	County	Adams	State	PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.				





Form MAP.PLAT — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE




MLS Listcard

Borrower/Client	Daniel Dickensheets			
Property Address	40 Sandy Ct			
City	Hanover	County	Adams	State PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.			

	MLS # 2005402 SOLD		Detached		List Price: \$87,500	
	40 SANDY CT		HANOVER		PA 17331	
	Lot/Unit:		To Be Built: No		School Dist: Conewago Valley	
	Municipality: OH Conewago Twp		Neigh/Sub: GRANNY ESTATES		Loss Mitigation Plan:	
Stories/Level: 1 Story		See Remarks, Split Foyer		Beds: 4		Full Baths: 1
Finished SqFt:		Above Grd: 0		Below Grd: 0		Sq.Ft. Source:
Unfinished SqFt:		Below Grd:		Lot Dim: 0x0		Full Ptg:
		Acres:		Sale/Lease:		For Sale
Directions: 116W FROM HANOVER TO R ON CENTENNIAL TO L ON MICHAEL TO L ON STEPHEN TO R ON SANDY CT 						
Franklin Atlas Tax ID #: 01083710008060000000						
Living Rm	1 - 1	13x13				
Dining Rm	1 - 1	8x12				
Perm Pan	1 - 1					
Dis	1 - 1					
Kitchen	1 - 1	12x13				
Bedrm 1	1 - 1					
Bedrm 2	1 - 1	11x14				
Bedrm 3	1 - 1	9x10				
Bedrm 4	1 - 1	7x10				
Bedrm 5	1 - 1					
Other	1 - 1					
Other	1 - 1					
Other	1 - 1					
Other	1 - 1					
Feature Codes						
Design See Remarks, Split Foyer Construction Stick Built Exterior Aluminum Roof Asphalt Shingles Lot Size 1/2 - 1 Acre Cut-de-sac Off Street Parking Heat Electric Water Well Sewer Septic		Included Washer, Dryer, Refrigerator Dining Living/Dining Combo Misc Exterior Deck Basement Full		Possession Immediate Possible Finance Conventional, See Remarks Zoning Residential Condition Poor Age 11-20 Years		
Home Owner Fee Includes: Assoc/Condo/Park Amenities:						
Tax and Expense Data						
Home Own Prop: Approx Yr Bld: 1980		Fee Prop: Deed Ref:		School Tax: \$534 County Tax: \$340 Municipal Tax:		
PROPERTY IS OFFERED "AS IS" BUT LOCATED IN A LOVELY WELL KEPT COMMUNITY. ALL ONE HAS TO DO IS LOOK AROUND TO SEE THE POSSIBILITIES. LARGE LOT COMPLETES THIS 3 BEDROOM SPLIT FOYER. PLEASE FIX ME!						
Items Reserved:						
Listing Courtesy of: JACK GAUGHEN REALTOR ERA		09/21/2017 01:39 PM				
Farm Features						
						Appl Wooded: Appl Tillable: Clean & Green:
Contract Dt: 6/29/2006 Settled Dt: 7/28/2006 CC Ref By Seller: \$2,445.00 Financing: CONW Sp Ref Seller: Sold: \$81,500						

Tax Record

Borrower/Client	Daniel Dickensheets			
Property Address	40 Sandy Ct			
City	Hanover	County	Adams	State PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.			

Property and Owner Information					
Image					
					
Other Images					
Additional Image 1			Additional Image 2		
Additional Image 3			Additional Image 4		
Parcel ID	01-08012-0094-000	Parcel ID	0108012009400000		
Prop Addr	40 SANDY CT	Owner Name	DICKENSHEETS DANIEL N & SHELLY		
Prop Class	R RESIDENTIAL(UNDER 10 ACRES)	Total Living Area Sqft	1028		
Total Acres	0.52	Bedrooms	3		
Baths Full	1	Baths Half			
Recent Sale Price	\$1.00	Recent Sale Date	6/22/2006		
CoOwner		Owner Addr	40 SANDY CT		
School District	CONEWAGO VALLEY	Owner Addr2			
Tax District	08 CONEWAGO TWP	Owner City	HANOVER PA 17331		
Prop Street Num	40	Prop Street Name	SANDY CT		
Prop City	HANOVER PA 17331	Tax Map	012		
Tax Parcel	0094	Tax Suffix			
Tax Leasehold	000	Commercial Bldg Area Sqft			
Owner Display	DANIEL N & SHELLY DICKENSHEETS	GeoJet	View Map		
Land Use	101 RESIDENTIAL 1 FAMILY	Neighborhood	RES RESIDENTIAL AREA (SPOT)		
Township	08 CONEWAGO	Bulk Mail Occupant	or Current Occupant		
Assessments					
New Market Assessed	\$42,700.00	Assessment Year	2010		
Land		Tax District	CONEWAGO TOWNSHIP		
New Market Assessed Bldg	\$121,500.00	Last Mailed Taxable Total	\$164,200.00		
New Market Assessed	\$164,200.00				
Total					
Transfers					
Sale Date	Sale Price	Book	Page	Grantor	Grantee
6/22/2006	\$1.00	4463	0319	DANIEL DICKENSHEETS	DICKENSHEETS, DANIEL N & SHELLY
8/16/2000	\$81,500.00	2108	0208	HOUSEHOLD FINANCE CORP	DANIEL DICKENSHEETS
6/9/2000	\$1,285.00	2067	0020	JUDY A BIXLER BY SHERIFF	HOUSEHOLD FINANCE CORP
11/14/1983	\$44,562.00	0371	0806	DEBORAH A. BECKER	JUDY A BIXLER BY SHERIFF
				GRANTOR UNKNOWN	DEBORAH A. BECKER
Land Characteristics					
Total Deeded Acres	0.52				
Dwelling Characteristics					
CardNum		Dwelling Type	DETACH		
Num Stories	BI-LEVEL	Year Built	1980		
Total Rooms	5	Living Area Sqft	1028		
Bedrooms	3	Exterior Wall Group	6		
Baths Full	1	Basement Proct			
Baths Half	0	Basmt Garage Area	0		
Acres	0.52	Finished Basement	0		
Municipal Water	PUBLIC	Heat Fuel	ELECTRIC		
Municipal Sewer	PUBLIC	Fireplaces	0		
Building Desc	TAN VINYL W/ BLUE SHUTTER	Attached Garage	0		
Exterior Siding	VINYL	Exterior Siding 2	BRICK		
Building Type and Code					

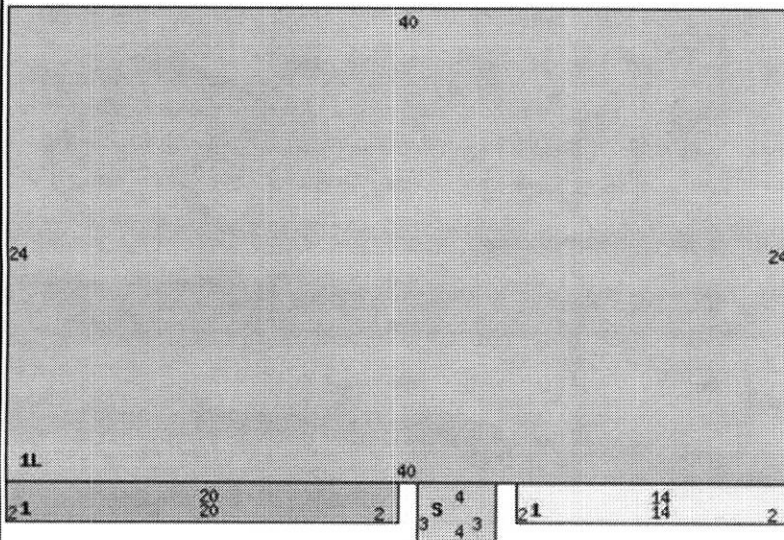
Form MAP Site — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE



Tax Record Cont'd

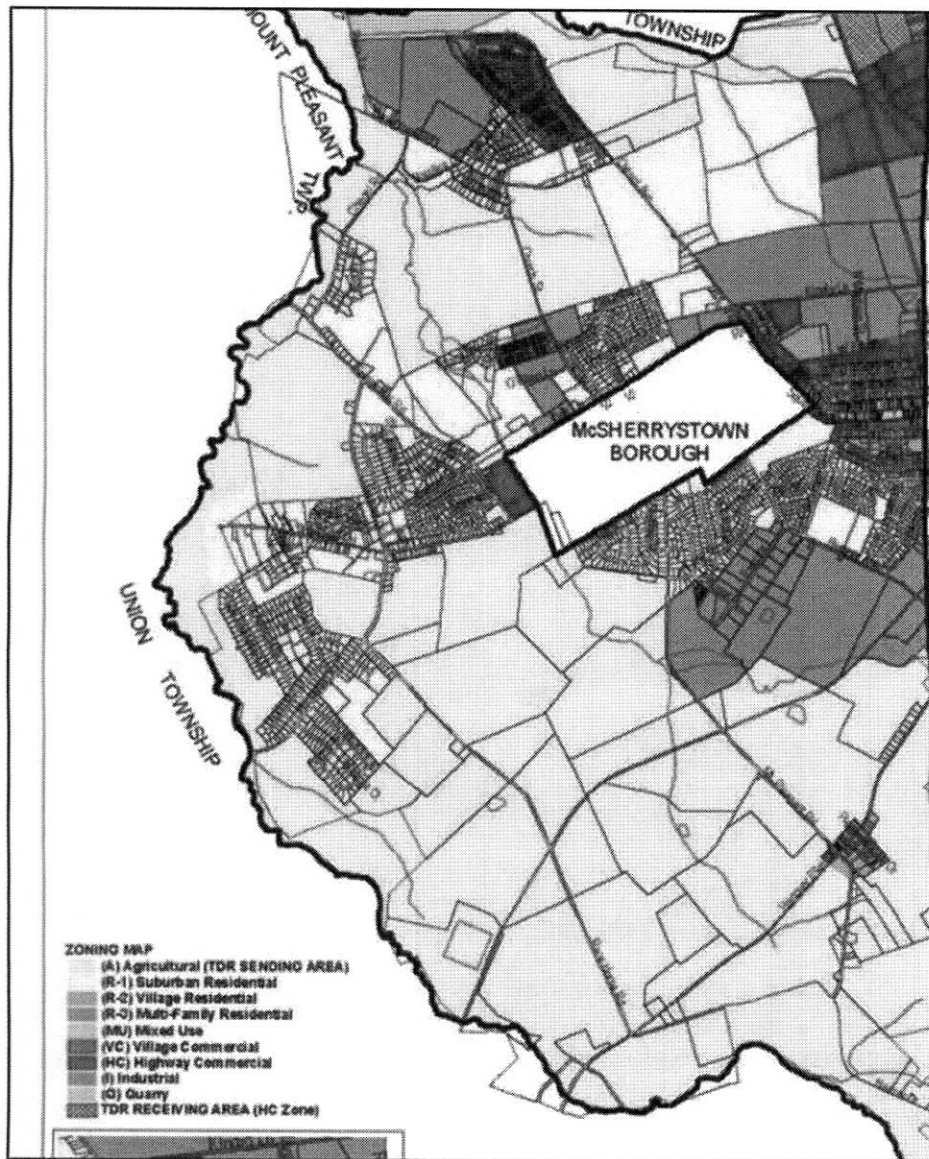
Borrower/Client	Daniel Dickensheets				
Property Address	40 Sandy Ct				
City	Hanover	County	Adams	State	PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.				

Parcel 08012-0094---000 Card Building
 S-1L,U024,R040,D024,L040
 S-1,R020,D002,L020,U002
 R026,S-1,R014,D002,L014,U002
 R021,S-S,R004,D003,L004,U003



Zoning Map

Borrower/Client	Daniel Dickensheets			
Property Address	40 Sandy Ct			
City	Hanover	County	Adams	State PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.			



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Sunset Valuations, Inc.
Form REOS — "WinTOTAL" appraisal software by a la mode, Inc. — 1-800-ALAMODE

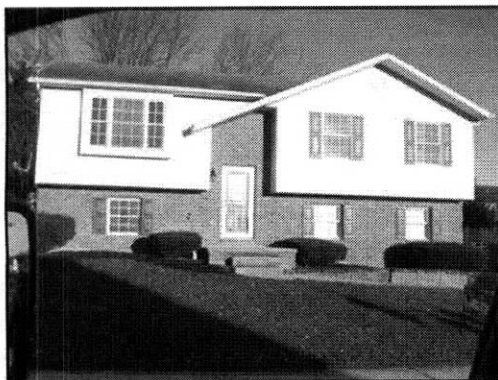
Listing Photo Page

Borrower/Client	Daniel Dickensheets			
Property Address	40 Sandy Ct			
City	Hanover	County	Adams	State PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.			



Listing 1

92 Commanche Trl
 Proximity to Subject 0.12 miles SE
 List Price 189,900
 Borrower/Client 3
 Lender 1,521
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Age 19



Listing 2

95 Commanche Trl
 Proximity to Subject 0.09 miles SE
 List Price 219,500
 Days on Market 91
 Gross Living Area 1,194
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Age 23



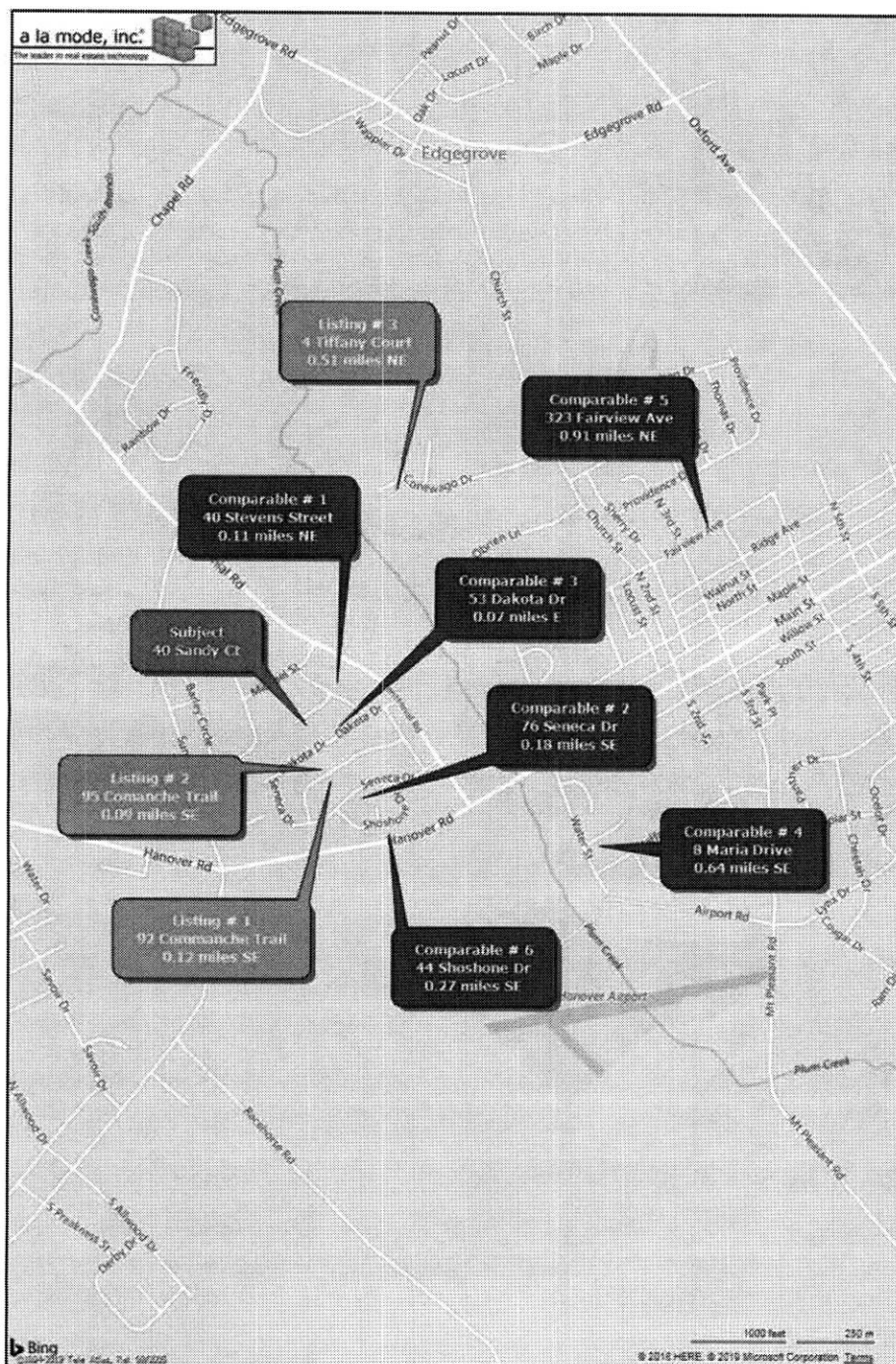
Listing 3

4 Tiffany Ct
 Proximity to Subject 0.51 miles NE
 List Price 169,900
 Days on Market 9
 Gross Living Area 1,120
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1
 Age 24



Location Map



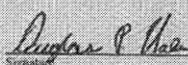
Borrower/Client	Daniel Dickensheets			
Property Address	40 Sandy Ct			
City	Hanover	County	Adams	State PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.			



Form MAP.LOC — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

Appraiser license

Borrower/Client	Daniel Dickensheets				
Property Address	40 Sandy Ct				
City	Hanover	County	Adams	State	PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.				

Commonwealth of Pennsylvania Department of State Bureau of Professional and Occupational Affairs PO Box 2649 Harrisburg PA 17105-2649		18 0008414
Certificate Type Certified Residential Appraiser		Certificate Status Active
DOUGLAS P HALE 17827 MARSHALL MILL ROAD Hampstead MD 21074	Certificate Number RL139851	Initial Certification Date 01/28/2011
		Expiration Date 06/30/2019
Commissioner of Professional and Occupational Affairs		
ALTERATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER 18 P.S. § 3911		



Appraiser E&O Insurance

Borrower/Client	Daniel Dickensheets				
Property Address	40 Sandy Ct				
City	Hanover	County	Adams	State	PA Zip Code 17331
Lender	Select Portfolio Servicing, Inc.				



301 E. Fourth Street, Cincinnati, OH 45201

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

**THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED
AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.**

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Insurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: **RAP4113000-18**Renewal of: **RAP4113000-17**

Program Administrator: **Hertbert H. Landy Insurance Agency Inc.**
75 Second Ave Suite 410 Needham, MA 02494-2876

Item 1. Named Insured: **Douglas Hale**Item 2. Address: **17827 Marshall Mill Road**City, State, Zip Code: **Hampstead, MD 21074**

Item 3. Policy Period: From **11/05/2018** To **11/05/2019**
(Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

- A. \$ **1,000,000** Damages Limit of Liability - Each Claim
B. \$ **1,000,000** Claim Expenses Limit of Liability - Each Claim
C. \$ **1,000,000** Damages Limit of Liability - Policy Aggregate
D. \$ **1,000,000** Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

- A. \$ **0.00** Each Claim
B. \$ **0.00** Aggregate

Item 6. Premium: \$ **598.00**Item 7. Retroactive Date (if applicable): **07/14/2011**

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 MD (10/15) H7324 (08/12)
D42413 (06/17) D42412 (03/17) D42408 (05/13) D42402 (05/13)

Rafaela M. M. M.
Authorized Representative

D42101 (03/15)

Page 1 of 1

